



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

*Promoting the wise use of land  
Helping build great communities*

<b>MEETING DATE</b> May 19, 2006	<b>CONTACT/PHONE</b> Karen Nall 781-5606	<b>APPLICANT</b> Wild Rose Vineyard Cheryl and Randy Phillips	<b>FILE NO.</b> DRC2005-00038
<b>SUBJECT:</b> Request by Wild Rose Vineyard (Cheryl and Randy Phillips) for a Minor Use Permit to allow the conversion of an existing 1,500 square foot agricultural building into a winery with wine tasting. The project will result in the disturbance of approximately 4,000 square feet of an 88 acre parcel. The proposed project is within the Agriculture land use category and is located at 3000 Oakdale Road at the intersection of Oakdale Road and Las Tablas-Willow Creek Road approximately 0.4 miles northwest of Highway 46 West approximately 4 miles west of the City of Paso Robles. The site is in the Adelaida planning area.			
<b>RECOMMENDED ACTION</b> 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Minor Use Permit DRC2005-00038 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION:</b> The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 6, 2006 for this project. Mitigation measures are proposed to address aesthetics, public services and transportation/circulation included as conditions of approval.			
<b>LAND USE CATEGORY</b> Agriculture	<b>COMBINING DESIGNATION</b> None	<b>ASSESSOR PARCEL NUMBER</b> 040-101-005 and 006	<b>SUPERVISOR DISTRICT(S)</b> 1
<b>PLANNING AREA STANDARDS:</b> None applicable to this project			
<b>LAND USE ORDINANCE STANDARDS:</b> Section 22.30.070 Agricultural Processing Uses, Section 22.62.050 Minor Use Permit Approval, Section 22.10.140 Setbacks, Section 22.10.090 Heights, Chapter 22.18 Parking and loading, Section 22.04.190 Fencing and Screening, Chapter 22.20 Sign Ordinance, Section 22.10.180 Water quality, Section 22.10.120 Noise Standards, Section 22.30.610 Temporary Events. Does the project conform to the Land Use Ordinance standards? : Yes - see discussion			
<b>FINAL ACTION</b> This tentative decision will become final action on the project, effective on the 15 <sup>th</sup> day following the administrative hearing, or on June 2, 2006, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
<b>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</b>			

EXISTING USES: Two single family residences, agricultural accessory structures, 80 acres planted vineyards	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Agriculture /agricultural & residential <i>East:</i> Agriculture /agricultural & residential <i>South:</i> Agriculture /agricultural & residential <i>West:</i> Agriculture / agricultural & residential	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Agricultural Commissioner, CDF, RWQCB, City of Paso Robles and Templeton Area Advisory Group	
TOPOGRAPHY: Nearly level to moderately sloping	VEGETATION: 80 acres of wine grapes
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: December 28, 2005

## DISCUSSION

### PROJECT DESCRIPTION:

The proposed project is a production winery operation in which every aspect of wine making is conducted on-site including harvest, crushing, fermentation, barrel aging, blending, bottling, case storage and retail sales. The anticipated production is 5000 cases annually. The project includes the conversion of an existing 1,500 square foot agricultural building into a winery with a 264 square foot tasting. The project also includes a 780 square foot crush pad and 680 square foot outdoor patio. The project will result in the disturbance of approximately 4,000 square feet of an 88-acre parcel. The proposed winery is planning to participate in wine industry events and may hold unadvertised events for no more than 50 people.

### LAND USE ORDINANCE STANDARDS:

#### Ordinance Compliance:

The project is subject to Land Use Ordinance section 22.30.070D(2), wineries. Section 22.30.070 sets forth standards for winery development including but not limited to access, setbacks, parking, design, screening, height, lighting and tasting rooms.

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Minimum Site Area	No minimum	88 acres
Access location	Wineries with tasting room, retail sales, special events located on or within 1 mile of arterial or collector	0.4 miles north of Highway 46
Setbacks from property lines: Front, Side, Rear	200 feet	Front: 325 feet East Side: 1100 feet West Side: 323 feet Rear: 2400+ feet

Setbacks from residences outside of the ownership of the applicant.	200 feet	200+ feet
Height	35 feet	25 feet
Parking - Winery	1 per 2,000 sf active use area (1,236/2000=0.62)	Total Proposed = 6
Tasting Room	1 per 200 sf tasting room (264/200=1.32)	
	Total needed = 2	

As conditioned the project complies with the requirements of the Land Use Ordinance.

COMMUNITY ADVISORY GROUP COMMENTS: Reviewed and approved at January 12, 2006 meeting; concerns regarding signage and lighting and recommended adherence to the ordinance.

**AGENCY REVIEW:**

Public Works- Recommends approval, county standard encroachment and all event parking be on site with no parking on county roads.

Environmental Health – Water and soils testing required. Solid waste and vector control plan needed.

Ag Commissioner-Recommends approval

CDF –Issued fire letter (copy attached)

Cal Trans – No comments received

RWQCB- No comments received

City of Paso Robles - No comments received

**LEGAL LOT STATUS:**

The lot was legally created by deed transfer at a time when that was a legal method of creating lots.

Staff report prepared by Karen Nall and reviewed by Kami Griffin.

## **EXHIBIT A - FINDINGS**

### *Environmental Determination*

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 9, 2006 for this project. Mitigation measures are proposed to address aesthetics, public services and transportation/circulation included as conditions of approval.

### *Minor Use Permit*

- B. The proposed project is a winery to process on-site grapes with a small incidental tasting room which is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies including the agricultural and open space policies and the Williamson Act contract.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the winery and tasting room does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the winery and tasting room is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed winery and tasting room will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project because the project is located on Oakdale Road, a road constructed to handle any additional traffic associated with this project.

**Wild Rose Vineyards- Phillips  
EXHIBIT B - CONDITIONS OF APPROVAL**

**Approved Development:**

1. The project includes the conversion of an existing 1,500 square foot agricultural building into a winery with a 264 square foot tasting. The project also includes a 780 square foot crush pad and 680 square foot outdoor patio. The project will result in the disturbance of approximately 4,000 square feet of an 88-acre parcel. The project approval does not authorize special events other than wine industry events and unadvertised events for no more than 50 people.

**Conditions to be completed at the time of application for construction permits or prior to issuance of construction permits**

2. **At the time of application for construction permits**, submit a revised site plan to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:
  - a. Access road to winery a minimum of 20 feet wide from Oakdale Road.
  - b. Handicapped parking and path of travel in compliance with ADA.
3. All development shall be consistent with the approved site plan, floor plan, and architectural elevations.
4. The applicant shall obtain the following permits in addition to any and all other permits required by ordinance or code. Plans shall be prepared or certified by the licensed architect or engineer of record.
  - a. A building permit to convert the existing agricultural exempt building into a winery and tasting room.
5. Site and building plans/water storage shall be reviewed by the following agencies. Provide the Department of Planning and Building with letter or other verification that these agencies have reviewed the project, together with any requirements imposed before issuance of a building permit:
  - a. County Health Department
  - b. Regional Water Quality Control Board

**Water**

6. **At the time of application for construction permits**, the applicant shall submit evidence that there is adequate water to serve the proposal, on the site.

### **Fire Safety**

7. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project. (A copy is attached)

### **Wastewater**

8. Liquid waste generated by the winery operations must be discharged to a waste water system designed by a civil engineer with expertise in the design of winery wastewater systems and approved by the County Building Official or Regional Water Quality Control Board. Such system shall not create offensive odors or materially impair the quality of groundwater for domestic or agricultural use. Prior to discharge of winery wastewater, the applicant shall obtain approval/permits from the Regional Water Quality Control Board. In no case shall winery wastewater be discharged into a stream or other surface water.
9. Waste Discharge permit or exemption from a permit from the Regional Water Quality Control Board. A copy of the permit or exemption from a permit shall be submitted to the County Planning and Building Department and Environmental Health Department.
10. Solid vegetable waste from the winery (pomace), shall be removed from the site to an approved composting/green waste facility or composted on the site and used as a soil amendment. In no case shall pomace be treated, stored, or disposed of in a manner that could result in runoff into any surface stream.

### **Exterior Lighting**

11. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

### **Conditions to be completed prior to occupancy or final building inspection /establishment of the use**

#### **Fire Safety**

12. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.

**On-going conditions of approval (valid for the life of the project)**

**Noise**

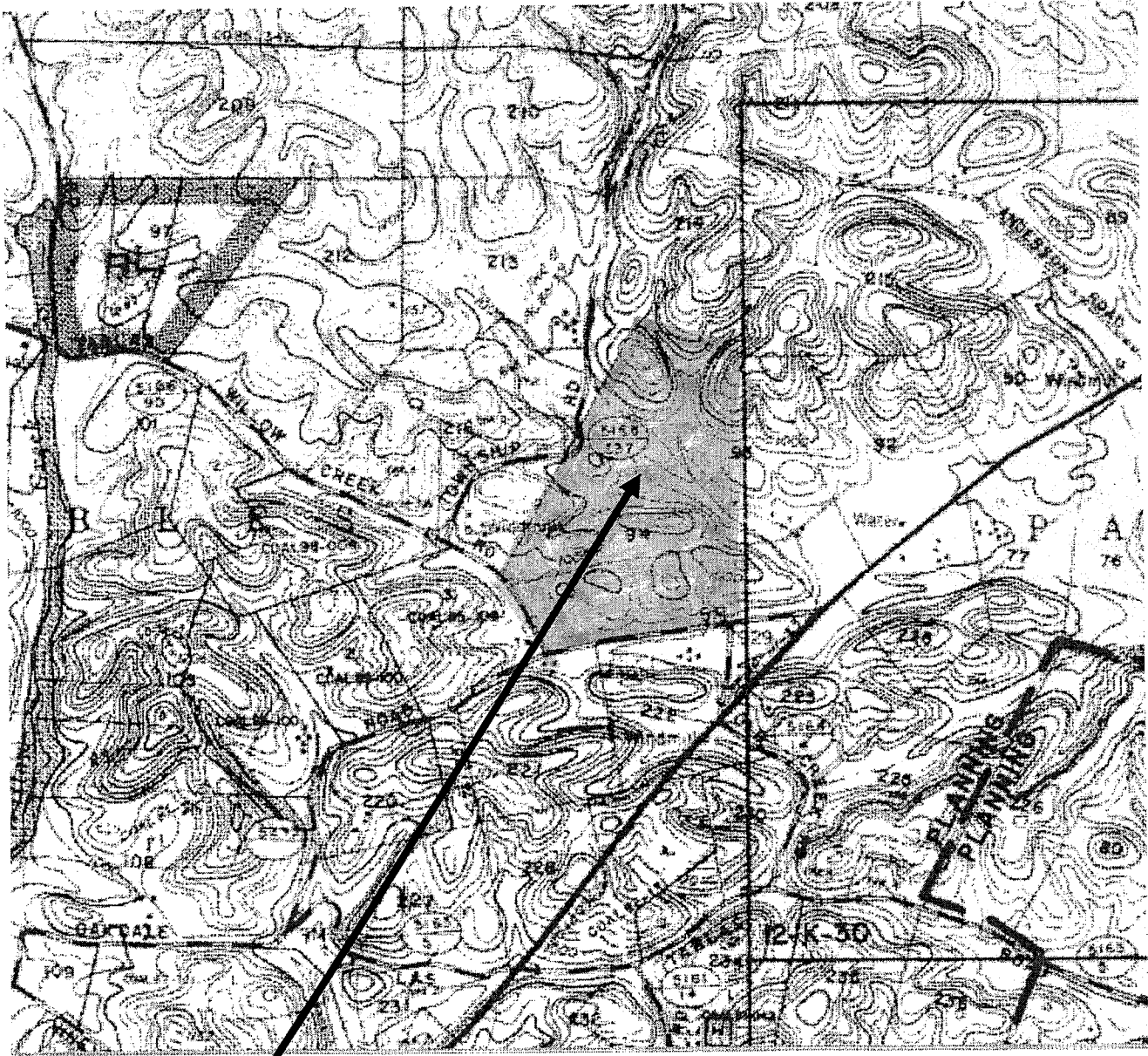
13. The project shall comply with the County Noise Element: From 7:00 a.m. to 10:00 p.m.(daytime), noise levels at the property line shall not exceed an hourly average of 50 dB, with a maximum level of 70 dB, and a maximum impulsive noise level of 65dB. From 10:00 p.m. to 7:00 a.m. (nighttime), noise levels at the property line shall not exceed an hourly average of 45dB, with a maximum level of 65dB and maximum impulsive noise level of 60dB.

**Outdoor Storage**

14. Long term outdoor winery storage areas shall be screened by solid fencing or landscaping and shall not be higher than the associated solid fence screening or landscaping, unless the storage area is not visible from any public road or adjacent properties.
15. Any water tanks associated with the project shall be a neutral, non contrasting color, and landscape screening shall be provided so that the water tanks are not visible from any public road.

**Time Limits**

16. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
17. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.



**SITE**

**PROJECT**

Minor Use Permit  
Wild Rose Vineyard DRC2005-00038

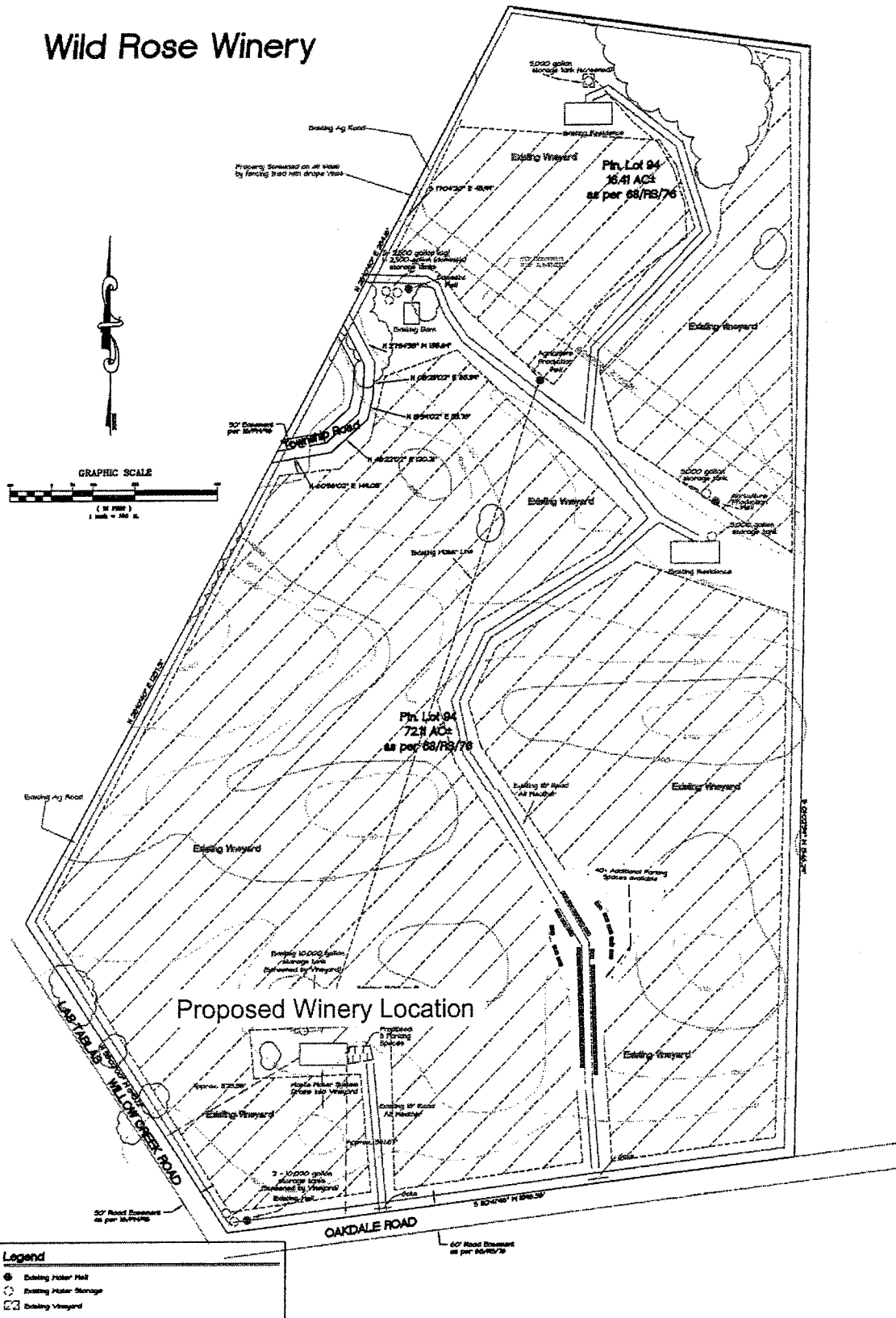


**EXHIBIT**

Land Use Category



# Wild Rose Winery



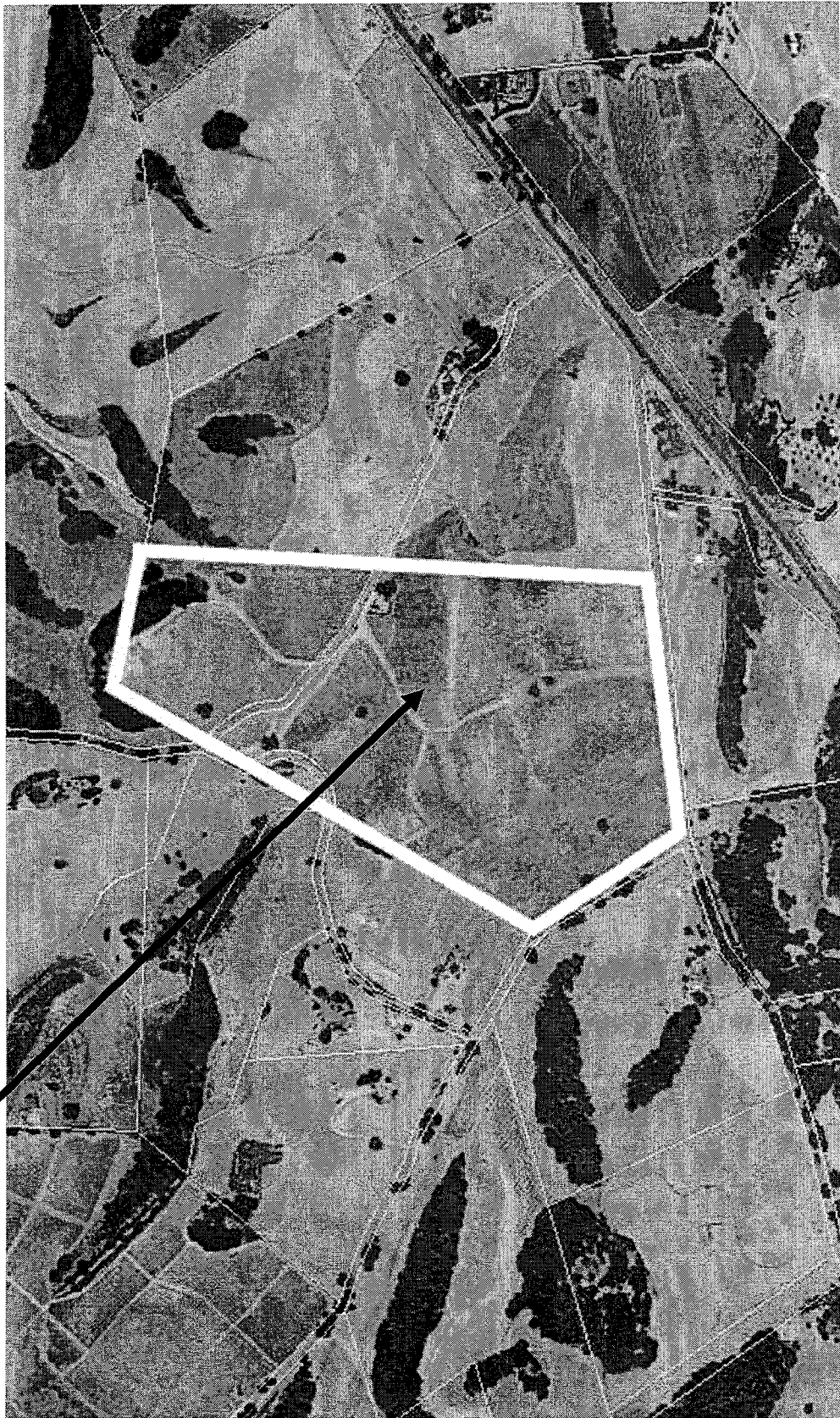
## PROJECT

Minor Use Permit  
Wild Rose Vineyard DRC2005-00038



## EXHIBIT

Site Plan



**SITE**

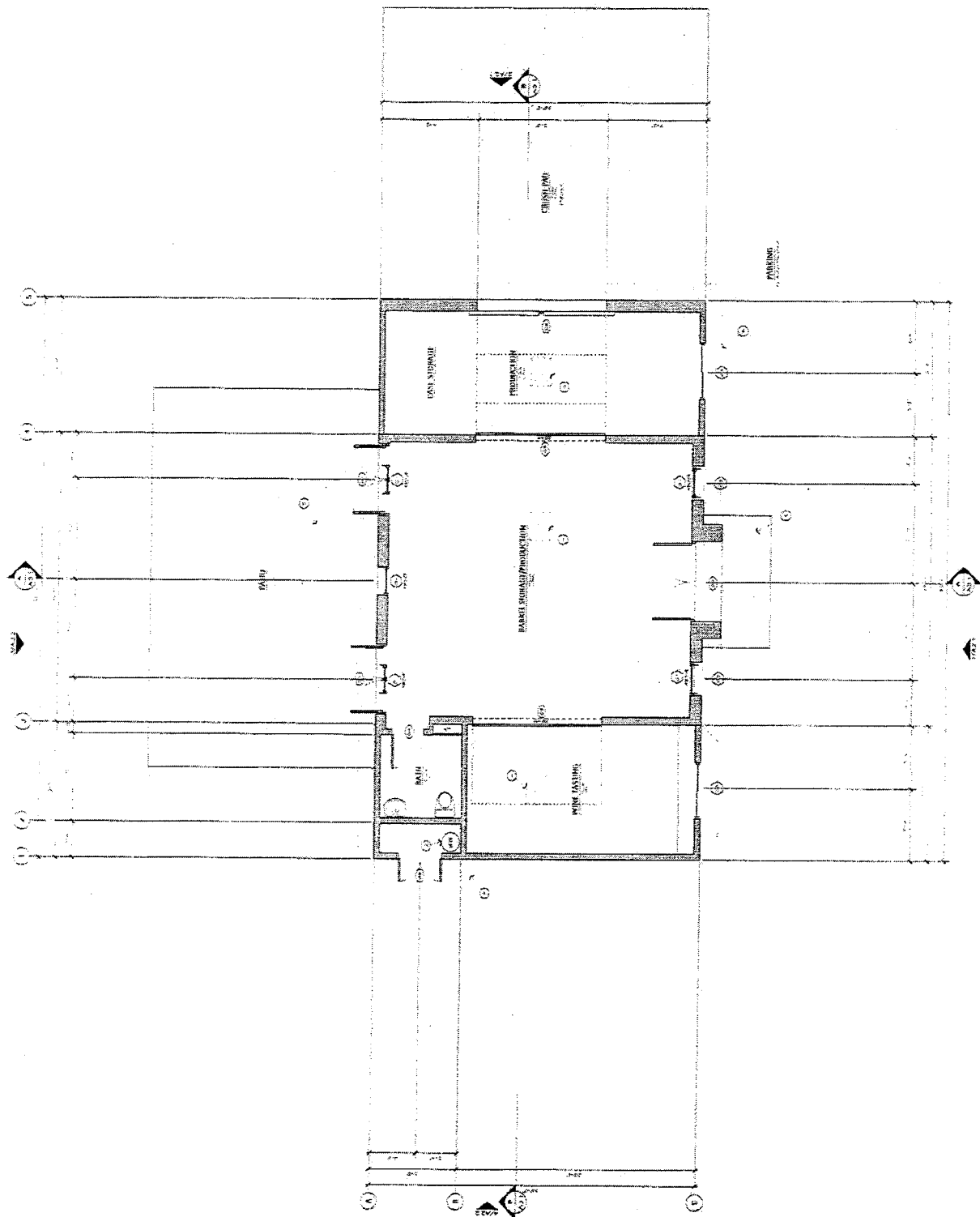
**PROJECT**

Minor Use Permit  
Wild Rose Vineyard DRC2005-00038



**EXHIBIT**

Aerial



**PROJECT**

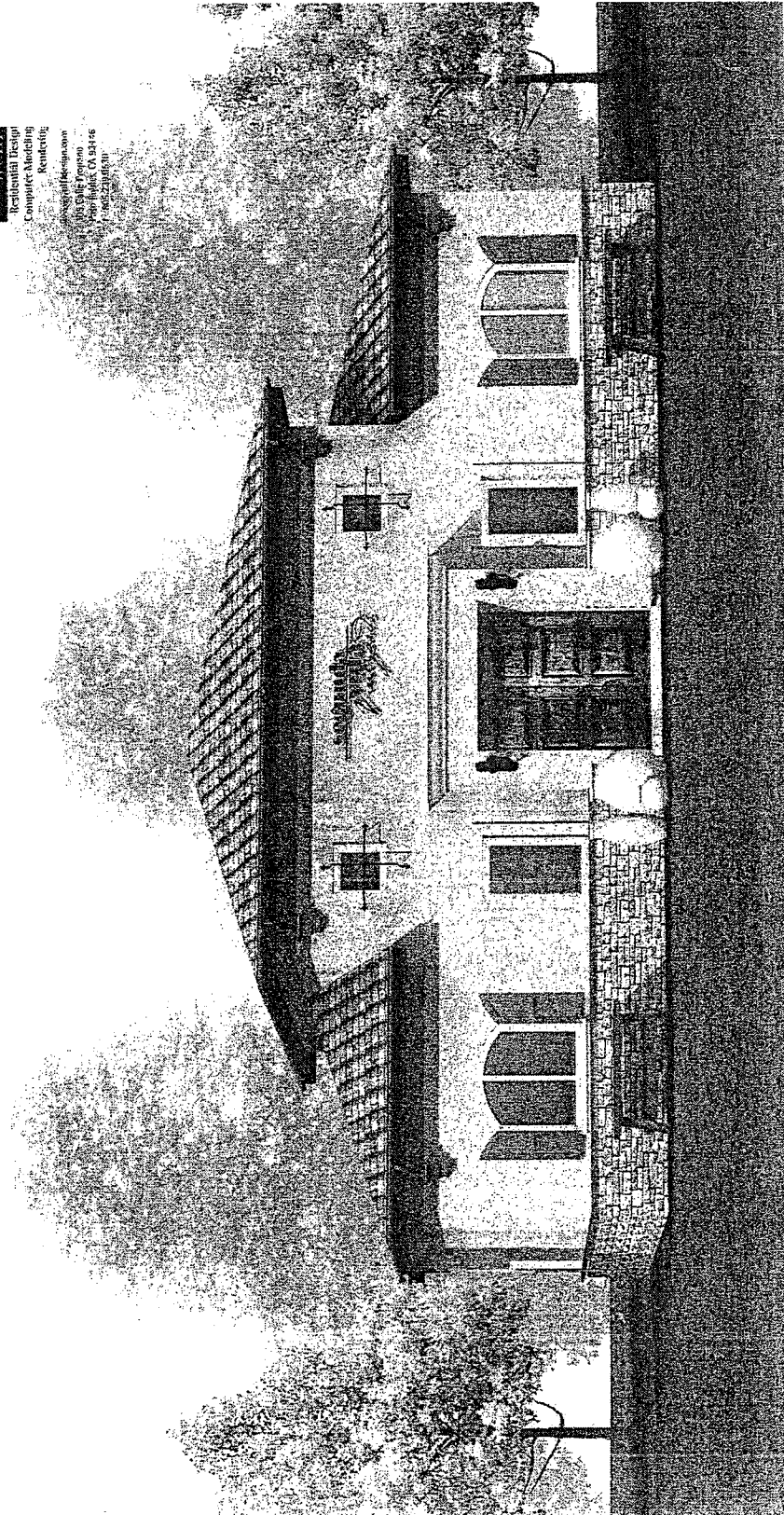
Minor Use Permit  
Wild Rose Vineyard DRC2005-00038



**EXHIBIT**

Floor Plan

  
Wild Rose Design  
Residential Design  
Computer Modeling  
Rendering  
www.wildrosedesign.com  
1105 Olive Property  
San Luis Obispo, CA 93446  
Phone: 805.279.0631



**PROJECT**

Minor Use Permit  
Wild Rose Vineyard DRC2005-00038



**EXHIBIT**

Elevation



**COUNTY OF SAN LUIS OBISPO**  
**MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION**

FOR OFFICIAL USE ONLY (KN)

**ENVIRONMENTAL DETERMINATION NO. ED05-263**

**DATE: April 6, 2006**

**PROJECT/ENTITLEMENT:** Wild Rose Vineyard Minor Use Permit DRC2005-00038

**APPLICANT NAME:** Cheryl & Randy Phillips

**ADDRESS:** PO Box 313, Templeton CA 93465

**CONTACT PERSON:** Compli

**Telephone:** 805-239-4502

**PROPOSED USES/INTENT:** . Request by Wild Rose Vineyard to allow for: 1) the conversion of an existing 1,500 square foot agricultural building into a winery with a 265 square foot tasting room; 2) a 780 square foot crush pad; 3) 680 square foot outdoor patio; and 4) the disturbance of approximately 4,000 square feet on an 88 acre parcel. The proposed project is within the agriculture land use category.

**LOCATION:** The project is located at 3000 Oakdale Road at the intersection of Las Tablas-Willow Creek Road approximately 0.4 miles northwest of Highway 46, approximately 4 miles west of the City of Paso Robles. The site is in the Adelaida planning area.

**LEAD AGENCY:** County of San Luis Obispo Department of Planning & Building  
County Government Center, Rm. 310  
San Luis Obispo, CA 93408-2040

**OTHER POTENTIAL PERMITTING AGENCIES:** None

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 5 p.m. on April 20, 2006**

**20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

**Notice of Determination**

**State Clearinghouse No.**

This is to advise that the San Luis Obispo County \_\_\_\_\_ as ☐ *Lead Agency*  
☐ *Responsible Agency* approved/denied the above described project on \_\_\_\_\_, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,  
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**



San Luis Obispo County  
Department of Planning and Building  
*environmental division*

**ENVIRONMENTAL DOCUMENT FILING FEE FORM**

NOTICE: During environmental review, this project required consultation, review or development of mitigation measures by the California Department of Fish and Game. Therefore, the applicants will be assessed user fees pursuant to section 711.4 of the California Fish and Game Code.. The California Environmental Quality Act (Section 21089) provides that this project is not operative, vested or final until the filing fees are paid.

Lead Agency: County of San Luis Obispo

Date: 4/3/06

County: San Luis Obispo

Project No. DRC2005-00038

Project Title: Wild Rose Vineyard Minor Use Permit

**Project Applicant**

Name: Cheryl & Randy Phillips

Address: PO Box 313

City, State, Zip Code: Templeton CA 93465

Telephone #: 805-226-9898

Please remit the following amount to the **County Clerk-Recorder:**

( ) Environmental Impact Report	\$ 850.00
(X) Negative Declaration	\$ 1250.00
(X) County Clerk's Fee	\$ <u>25.00</u>
<b>Total amount due:</b>	<b>1275.00</b>

**AMOUNT ENCLOSED:** \_\_\_\_\_

Checks should be made out to the "County of San Luis Obispo". Payment must be received by the County Clerk, 1055 Monterey Street, Room D-120, San Luis Obispo, CA 93408-2040, within two days of project approval.

**NOTE:** Filing of the Notice of Determination for the attached environmental document requires a filing fee in the amount specified above. If the fee is not paid, the Notice of Determination cannot be filed.



**COUNTY OF SAN LUIS OBISPO**  
**INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**  
(ver 2.1)

**Project Title & No.** Wild Rose Vineyard Minor Use Permit DRC2005-00038  
ED 05-263

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Karen Nall  
Prepared by (Print)

Karen B Nall  
Signature

3/23/06  
Date

Jeff Oliveira  
Reviewed by (Print)

[Signature]  
Signature

Ellen Carroll,  
Environmental Coordinator  
(for)

3/23/06  
Date



### **Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

### **A. PROJECT**

**DESCRIPTION:** Request by Wild Rose Vineyard (Cheryl and Randy Phillips) for a minor use permit to allow the conversion of an existing 1,500 square foot agricultural building into a winery with a 264 square foot tasting. The project also includes a 780 square foot crush pad and 680 square foot outdoor patio. The project will result in the disturbance of approximately 4,000 square feet of an 88 acre parcel. The proposed project is within the agriculture land use category and is located at 3000 Oakdale Road at the intersection of Oakdale Road and Las Tablas-Willow Creek Road approximately 0.4 miles northwest of Highway 46, approximately 4 miles west of the City of Paso Robles. The site is in the Adelaida planning area.

**ASSESSOR PARCEL NUMBER(S):** 040-101-005, 006

**SUPERVISORIAL DISTRICT #** 1

### **B. EXISTING SETTING**

**PLANNING AREA:** Adelaida, Rural

**LAND USE CATEGORY:** Agriculture

**COMBINING DESIGNATION(S):** None

**EXISTING USES:** Two single family residences, accessory buildings, approximately 80 acres of vineyards

**TOPOGRAPHY:** Nearly level

**VEGETATION:** Grasses , oak woodland , vineyards

**PARCEL SIZE:** 88 acres

**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Agriculture; agricultural uses	<i>East:</i> Agriculture; agricultural uses
<i>South:</i> Agriculture; agricultural uses	<i>West:</i> Agriculture; agricultural uses



## C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

### COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	<b>AESTHETICS - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project site is located on Oakdale Road just east of the intersection with Las Tablas Willow Creek Road in an area with predominately large agricultural parcels. The neighboring uses include fallow agricultural land, parcels planted with vineyards, and parcels with existing and or future winery uses. The topography on the site is gently to moderately sloping. Approximately 80 of the total 88 acres site is currently in planted wine grapes. The proposed winery and tasting room involves the conversion of an existing 1,500 square foot agricultural building.

**Impact.** The agricultural building proposed for conversion to a winery with tasting room is 1,500 square feet. The building has a dark stucco exterior with a dark clay tile roof, which gives it a residential appearance. A portion of the building is visible from Las Tablas and Oakdale Roads. Existing vineyards surround the building, which provides screening. The structure will not silhouette against any ridgelines. The installation of exterior lighting could created off-site glare.

**Mitigation/Conclusion.** The existing planted vineyards provide adequate screening for the building. As required by the ordinance, the project will be conditioned for an exterior lighting plan to ensure that the project does not create off-site glare. No additional mitigation measures are necessary other than required by the ordinance.

2.	<b>AGRICULTURAL RESOURCES</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
	<b>- Will the project:</b>				

## 2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The applicant proposes to convert an existing 1,500 square foot agricultural building into a winery with a small tasting room. The project also includes a 780 square foot crush pad and 680 square foot outdoor patio. The project is located in an extensive agricultural area with grape production and several existing wineries located in the vicinity. The subject site and surrounding parcels are zoned agriculture. Properties to the north and east as well as the site are in the Williamson Act. Approximately 80 acres of the 88 acre site is planted in vineyards. The applicant proposed to process grapes grown on site.

The soil types are as follows:

Lockwood shaly loam, (2 - 9% slope). This gently sloping soil is considered moderately drained. The soil has high erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

Gazos shaly clay loam, (9 - 30 % slope). This moderately to steeply sloping soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Gazos shaly clay loam, (30 - 50 % slope). This steeply to very steeply sloping soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

**Impact.** The Agriculture Department has reviewed the project proposal. The proposed winery is located off the most productive soils and the site was previously impacted by the construction of the agricultural building. The construction of a processing facility for grapes grown on site is consistent with a Williamson Act contract. This proposal should not result in any significant impact to agricultural resources.

**Mitigation/Conclusion.** No impacts to agricultural resources are anticipated; therefore no mitigation measures are necessary.

## 3. AIR QUALITY - Will the project:

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
-------------------------	--------------------------------	----------------------	----------------

<b>3. AIR QUALITY - Will the project:</b>		<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a)	<b><i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<b><i>Expose any sensitive receptor to substantial air pollutant concentrations?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<b><i>Create or subject individuals to objectionable odors?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<b><i>Be inconsistent with the District's Clean Air Plan?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<b><i>Other:</i></b> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project involves the conversion of an existing agricultural building to a winery and tasting room. The Air Pollution Control District (APCD) has developed the 2003 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

**Impact.** Because the project involves the conversion of an existing building, no site disturbance or construction dust is anticipated. Vehicle trips are anticipated to increase due to the winery, tasting room and occasional winery events. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

**Mitigation/Conclusion.** No air quality impacts are anticipated; therefore no mitigation measures are necessary.

<b>4. BIOLOGICAL RESOURCES - Will the project:</b>		<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a)	<b><i>Result in a loss of unique or special status species or their habitats?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<b><i>Reduce the extent, diversity or quality of native or other important vegetation?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<b><i>Impact wetland or riparian habitat?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**4. BIOLOGICAL RESOURCES -**  
***Will the project:***

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The following habitats were observed on the proposed project: Grasses , scattered oaks

The project involves the conversion of an existing 1,500 square foot agricultural building into a winery with a tasting room. The 80 acres of the existing 88 acres site is planted in vineyards. There are a few scattered blue oak trees. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species.

**Impacts.** The project includes the conversion of an existing building, therefore no impacts to any biological resources are expected to occur.

**Mitigation/Conclusion.** No significant biological impacts are expected to occur, and no mitigation measures are necessary.

**5. CULTURAL RESOURCES -**  
***Will the project:***

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is located in an area historically occupied by the Salinan. . No historic structures are present and no paleontological resources are known to exist in the area.

The project involves the conversion of an existing agricultural building into a winery with wine tasting.

**Impact.** The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials was noted on the property and no site disturbance is expected as it is a conversion of an existing building. Impacts to historical or paleontological resources are not expected.

**Mitigation/Conclusion.** No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

**6. GEOLOGY AND SOILS -**  
***Will the project:***

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
-------------------------	--------------------------------	----------------------	----------------

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** GEOLOGY - The topography of the project is nearly level to gently rolling. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low to high. The liquefaction potential during a ground-shaking event is considered low to moderate. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

DRAINAGE – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek (an unnamed creek) from the proposed development is approximately 0.6 miles to the south. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered not well to moderately drained

**SEDIMENTATION AND EROSION** – The soil types and descriptions are listed in the previous Agriculture section under “Setting”. As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility and moderate shrink-swell characteristics.

**Impact.** As proposed, the project is the conversion of an existing agricultural building into a winery with wine tasting. There is no site disturbance anticipated.

**Mitigation/Conclusion.** There are no impacts to soils and geology expected to occur and no mitigation measures needed.

<b>7. HAZARDS &amp; HAZARDOUS MATERIALS - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project proposes the conversion of a 1,500 square foot agricultural building into a winery with tasting. The project is not located in an area of known hazardous material contamination. The project is within a high severity risk area for fire. The project is not within the Airport Review area.

**Impact.** The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

**Mitigation/Conclusion.** No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

<b>8. NOISE - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
-------------------------------------	--------------------------------	---	-----------------------------	-----------------------

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project proposes the conversion of a 1,500 square foot agricultural building into a winery with a tasting room. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

**Impact.** The project is not expected to generate loud noises, nor conflict with the surrounding uses.

**Mitigation/Conclusion.** No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is agricultural in nature and includes the conversion of a 1,500 square foot agricultural building into a winery with tasting. The winery will employ 3 part time worker for the tasting

room and one full time worker to oversee the winery operation.

**Impact.** The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

**Mitigation/Conclusion.** No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

<b>10. PUBLIC SERVICES/UTILITIES -</b> <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Templeton CDF Station 32) is approximately 4 miles to the southeast. The closest Sheriff substation is in Templeton, which is approximately 4 miles from the proposed project. The project is located in the Templeton Unified School District.

**Impact.** No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

**Mitigation/Conclusion.** Regarding cumulative effects, public facility (county) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

<b>11. RECREATION - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



11. RECREATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The County Trails Plan does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

**Impact.** The proposed project will not create a significant need for additional park or recreational resources.

**Mitigation/Conclusion.** No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** Future development will access onto the following public road(s): Oakdale and Las Tablas Willow Creek Roads. The identified roadway is operating at acceptable levels. Referrals were sent to

Public Works. No significant traffic-related concerns were identified.

**Impact.** The proposed project is estimated to generate about 10 to 20 additional trips per day due to the tasting room and participation in the wine industry events. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The site is within the Templeton Road Improvement Fees area and road fees will be required prior to issuance of construction permit for the winery which will provide funding for future road improvements projects in the Templeton area.

**Mitigation/Conclusion.** No significant traffic impacts were identified, and no mitigation measures are necessary other than the required road fees.

<b>13. WASTEWATER - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** As described in the NRCS Soil Survey (see Agriculture section for soil types and descriptions), the main limitations for on-site wastewater systems relates to: slow percolation, steep slopes, shallow depth to bedrock. These limitations are summarized as follows:

Shallow Depth to Bedrock – indicates that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock.

Steep Slopes – where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent “daylighting” to the ground surface.

Slow Percolation – is where fluid percolates too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be less than 120 minutes per inch. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit that shows the leach area can adequately percolate to achieve this threshold.

**Impact.** The winery will ultimately produce approximately 5,000 cases of wine annually. The pomace generated by the wine production process will be dispersed over the vineyard. The wastewater generated by the winery tasting room and wine industry events will be treated by an on-site septic system. The winery will generate less than 1,500 gallons of wastewater per day during peak crush. Based on the proposed project, adequate area appears available for an on-site system.

**Mitigation/Conclusion.** The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met. Additionally, the project is subject to the waste discharge permit requirements of the Regional Water Quality Control Board. There are no potentially significant impacts and no specific measures above standard requirements have been determined necessary.

<b>14. WATER - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <b>Violate any water quality standards?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <b>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <b>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <b>Change the quantity or movement of available surface or ground water?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <b>Adversely affect community water service provider?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <b>Other:</b> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project proposes to use an on-site well as its water source. The Environmental Health Division has reviewed the project for water availability and has requested additional information including well completion report; pump test and full water quality report.

The topography of the project is nearly level. The closest creek (an unnamed creek) from the proposed development is approximately 0.6 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

**Impact.** The project proposes to use an existing on-site well as its water source. The estimated peak water usage of the winery will be 1,500 gallons per day. Based on available information, the proposed ground water source is not considered in a state of overdraft.

**Mitigation/Conclusion.** Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary.

<b>15. LAND USE - Will the project:</b>	<b>Inconsistent</b>	<b>Potentially Inconsistent</b>	<b>Consistent</b>	<b>Not Applicable</b>
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting/Impact.** Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

<b>16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*

☐
☒
☐
☐

c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

☐
☐
☒
☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "[www.sloplanning.org](http://www.sloplanning.org)" under "Environmental Review", or the California Environmental Resources Evaluation System at: "[http://ceres.ca.gov/topic/env\\_law/ceqa/guidelines/](http://ceres.ca.gov/topic/env_law/ceqa/guidelines/)" for information about the California Environmental Quality Act.

## Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry	Attached
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>City of Paso Robles</u>	None
<input checked="" type="checkbox"/>	Other <u>Templeton Area Advisory Group</u>	In File**

\*\* "No comment" or "No concerns"-type responses are usually not attached

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	



COUNTY OF SAN LUIS OBISPO

**Department of Agriculture/Measurement Standards**

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556  
ROBERT F. LILLEY (805) 781-5910  
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

**DATE:** January 3, 2006  
**TO:** Karen Nall, Senior Planner  
**FROM:** Michael J. Isensee, Agriculture Department *mpd*  
**SUBJECT:** Wild Rose Winery Minor Use Permit DRC2005-00038 (1073)

The Agriculture Department's review finds that the proposed Wild Rose Winery Minor Use Permit to convert an agricultural exempt structure to a winery and tasting room will have less than significant impacts to agricultural resources or operations. The Department evaluates proposed development on agricultural lands to determine consistency with the County Agriculture and Open Space Element to the General Plan and potential California Environmental Quality Act issues as they relate to agricultural resources.

The comments and recommendations in this report are based on policies in the San Luis Obispo County Agriculture and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

### **Background**

The project proposal is to convert a recently constructed 1,500 sq. ft. structure into a winery and tasting room. Accessory components of the project proposal include the development of an additional 1,460 sq. ft. outdoor use area (780 sq. ft. crush pad and 680 sq. ft. patio) and five parking spaces. The proposed project is located off Oakdale Road, approximately four-tenths of a mile from Highway 46 West and approximately 3.6 miles west of the Highway 101-Highway 46 intersection. The proposed project is to convert a recently constructed agricultural accessory structure to a winery and tasting room in order to process and sell grapes produced on-site.

### **Agricultural Resources**

The proposal is located in an extensive agricultural area with extensive wine grape production. Several wineries exist along Oakdale Road and in the vicinity. Agriculture-zoned land is on all sides of the project site. Properties to the north and east are in the Land Conservation Act (Williamson Act) program. The project site is also under a Williamson Act contract (Templeton Ag Preserve #39, Board resolution 98-427, contract number 98-490). The Williamson Act limits uses on properties under contract to those that are related to the agricultural use of the property and are both incidental to and compatible with continued agricultural uses on the site and in the area.

The 88-acre project site consists of approximately 80 acres of vineyard, two residences, a small pond, an existing barn, remnant oak woodland, and the recently completed agricultural structure that is proposed for conversion to a winery and tasting room.

The site consists of the following soils:

<i>Soil Type &amp; Slope</i>	<i>Irrigated</i>	<i>Nonirrigated</i>	<i>Acreage</i>
144 Gazos Shaly Clay Loam 9-30%	IV	IV	47.8
145 Gazos Shaly Clay Loam 30-50%	VI	VI	17.5
158 Lockwood Shaly Loam 2-9%	II	IV	22.9

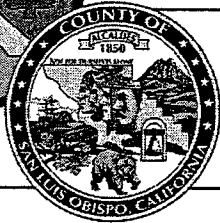
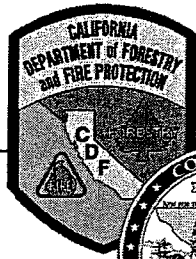
The Lockwood Shaly Loam is classified as a *soil of statewide importance*, meaning that it is nearly as capable as prime farmland. On the project site, each of the soils is currently being utilized for the production of wine grapes. The project proposal primarily impacts soil type 144 with a small portion of soil type 158 impacted by the access road.

### **Project Evaluation**

The project is consistent with the County Agriculture and Open Space Element. Aside from a small portion of the access road, the proposed winery and tasting room is located off the most productive site soils. The entire project impacts approximately one-quarter acre (including the access drive, parking and outdoor use areas). The majority of this has already been impacted by the construction of the agricultural exempt structure. The construction of a processing facility for grapes grown on a winery site is consistent with a Williamson Act contract, as is a small tasting room/direct sales facility to market on-site produced agricultural products. Due to these factors, this proposal should not result in any significant impact to agricultural resources.

Please call 781-5753 if I can be of further assistance.





---

## CDF/San Luis Obispo County Fire Department

---

635 N. Santa Rosa • San Luis Obispo • California 93405

January 10, 2006

North County Team  
County of San Luis Obispo  
Department of Planning and Building  
County Government Center  
San Luis Obispo, CA 93408

Subject: DRC2005-00038

Dear North County Team,

I have reviewed the proposed winery project located at 3130 Township Road, Paso Robles, CA. This project is located approximately 10 to 15 minutes from the closest CDF/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires. It is designated a High Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

### BUILDING SETBACKS

All buildings shall be setback a minimum of 30' feet from all property lines, *PRC 4290, Section 1276.01. San Luis Obispo County Planning & Building Department may impose additional setback requirements.*

### DEFENSIBLE SPACE AND CONSTRUCTION TYPE

Each building site will be built with a "Defensible Space." PRC 4291 requires all structures to have 100 feet clearance of flammable vegetation. This does not mean all vegetation must be removed but that the vegetation shall not provide a means of readily transmitting fire. Building sites locations should be located so that the structure is not directly above or below a topographic "chimney." The construction type should be designed to withstand a wildfire. This would include a class Class B roof, unexposed venting, fire resistant exterior walls, unexposed rafters, windows appropriately placed, LPG tanks properly placed, decks and balconies of fire resistive construction.

Information is available at [www.ucfpl.ucop.edu](http://www.ucfpl.ucop.edu) . All landscaping should be of fire resistive plants, preferably natives.

## ROOF

All new structures within a moderate fire severity zone shall have a minimum of at least a Class B roof covering, *2001 Building Code (CBC) Section 1503*. The County Fire Department is limited to 22 feet of vertical access with ground ladders. A minimum of two points of roof access shall be identified for all buildings. This may require a fixed laddering system.

## FIRE FLOW

The following applies:

☐

☒ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A rural fire hydrant must be located within 50 to 150 feet of the buildings. Minimum 2500 gallon water storage tank is required. Hydrant shall be gravity flow from the water tank through a minimum 4", schedule 40 PVC pipe. The hydrant shall be within 8' of the access road and have a minimum of one 2 ½" National Hose Male opening with cap. Hydrant shall be identified with a blue reflector.

## FIRE ALARM SYSTEM

If the proposed project exceeds 2000 square feet, the building shall be monitored with a heat/smoke alarm system complying with *UFC Section 1007, and the National Fire Protection Association Pamphlet 72*. The system shall terminate at a 24-hour monitoring point, *UFC 1003.1*. Two sets of plans shall be submitted to the County Fire Department for approval. A letter from the monitoring company shall be submitted to the County Fire Department verifying service.

## FIRE PROTECTION SYSTEMS

Because the project's buildings are less than 5000 square feet they do not require the installation of a fire/life safety fire protection system. We recommend that all buildings have automatic fire sprinklers regardless of the square footage. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, 231, 20, 22. The applicant will have to identify what Hazard Class the project is for review by the fire department for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California as a C-16 contractor, CFC 1003.1.1. A licensed alarm company shall monitor the fire sprinkler and alarm system. The fire department connection (FDC) supporting the sprinkler systems shall be within 20 feet of a County standard hydrant and visible on fire engine approach to the building.

## FIRE PROTECTION ENGINEER REQUIREMENT

A Fire Protection Engineer shall review the Fire Protection Systems for this project (CFC 103.1.1). A list of Fire Protection Engineers is available on our website at [www.cdfslo.org](http://www.cdfslo.org). You may also select another Fire Protection Engineer as long as they are approved by the department. The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 6-1 (1999). The Fire Protection Engineer will be required to send the County Fire Department an original letter of the project review they conducted complete with the changes needed.

## PORTABLE FIRE EXTINGUISHERS

Portable fire extinguishers shall be installed in all buildings on all floor levels. They shall comply with the *CFC Section 1002.1, Standard 10-1*. The contractor shall be licensed by the State Fire Marshal.

## EXITING FROM THE TASTING ROOM

The tasting room shall comply with the *CBC Chapter 10* for means of egress.

## ACCESS ROADWAYS

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

○ Parcels less than 1 acres	800 feet
○ Parcels 1 acre to 4.99 acres	1320 feet
○ Parcels 5 acres to 19.99 acres	2640 feet
○ Parcels 20 acres or larger	5280 feet
- The road must be 18 feet in width and an all weather surface.
- All emergency fire lanes shall be a minimum of 20 feet wide.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

## PREMISE IDENTIFICATION

Address numbers must be legible from the roadway and on all buildings, *CFC 901.4.4*.

## SPECIAL EVENTS

During special events the applicants and facility managers shall assure the unobstructed fire lane is maintained and the fire hydrants are not blocked. Building occupancy load limits shall be maintained. Any tent structures shall comply with *CFC Article 32* and requires an inspection by the fire department. Notify the fire department 30 days prior to the special event if a tent structure, or a building not intended for public assembly, will be used.

## FINAL INSPECTION

Prior to the issuance of a building permit the applicant must fill out an application from the fire department for a commercial fire safety plan. After completion of the project we require a final inspection prior to use or occupancy. To schedule an inspection the applicant or agent can call 543-4244, extension 2220.

If I can provide additional information or assistance please call 543-4244.

Sincerely,

Chad T. Zrelak  
Fire Captain

Cc: Phillips  
Compli



KBN  
SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 9/7/05

TO: Env. Health

FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: DRC 2005-00038 Applicant: Wild Rose Winery  
Minor Use Permit: Winery / Ab processing. Located on  
88+/- acres off Oakdale Rd., Paso Robles. APN: 040-101-005 & 006

Return this letter with your comments attached no later than: 9/22/05

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Water and soil information should be reviewed to assure  
usage. Waste (Solid) plan and vector control plan should  
be provided.

9/22/05  
Date

L. Sals  
Name

781-5551  
Phone

